



MANCHESTER
CITY COUNCIL



FOR
SALE

LAND AT HINCHLEY ROAD

CHARLESTOWN | MANCHESTER | M9 7FG

EXECUTIVE SUMMARY

Colliers, on behalf of Manchester City Council, is proud to present and offer for sale this prime residential development opportunity.

- SIGNIFICANT **RESIDENTIAL DEVELOPMENT POTENTIAL**.
- GROSS **6.57 ACRE (2.66 HA)** SITE.
- **CLEAR DEVELOPMENT BRIEF** FROM MANCHESTER CITY COUNCIL.
- **CONNECTIVITY** TO JUNCTION 20 & 21 OF M60.

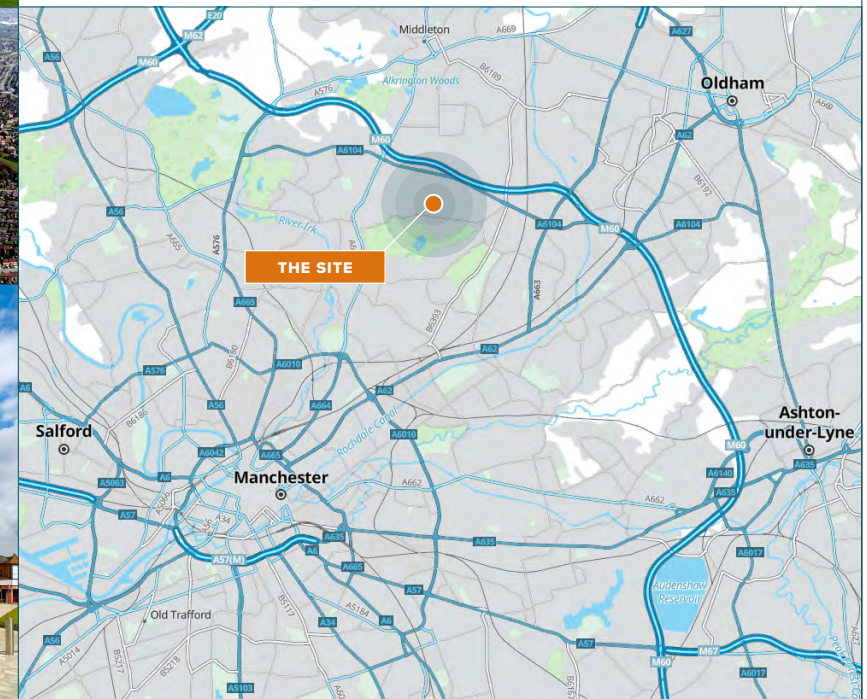
Comprehensive offers are being sought from developers who can demonstrate an exemplary track record of acquiring and delivering new housing development on similar opportunities.

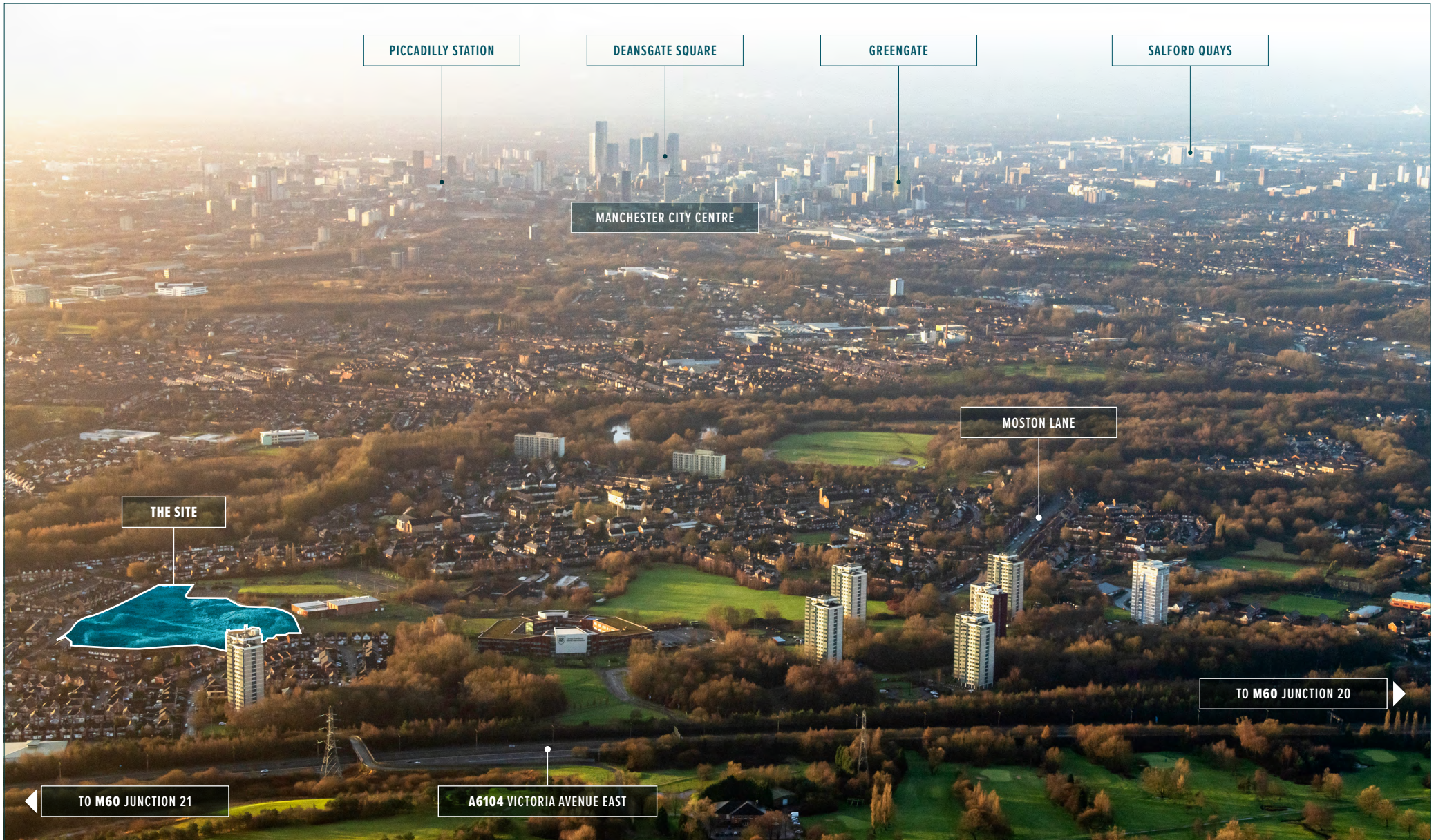
LAND AT HINCHEY ROAD
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LOCATION

Situated in the suburb of Charlestown, Hinchey Road is just 4.5 miles to the north east of Manchester City centre and benefits from easy access to both junctions 20 & 21 of the M60 orbital motorway. Moston railway and Hollinwood Metrolink stations are less than 1 and 2 miles away respectively. Nearby amenities include Heaton Park, Blackley Golf Club, excellent schools and North Manchester General Hospital.





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SITUATION

DESCRIPTION

Comprising approximately c.6.57 acres (2.66 Ha), the site is generally level in topography and is well suited for new development. To the north, eastern and southern boundaries is established modern housing comprising a mix of two and three storey traditional dwellings. To the western boundary and beyond is the Co-op Academy North Manchester secondary school.



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TENURE

The site is held freehold with vacant possession available on completion. Title information is contained within the dataroom for consideration.

PLANNING

A clear and concise Planning and Development Brief is contained within the dataroom for review and interpretation. In short this is supportive of residential development subject to obtaining planning consent.

SERVICES

A utility report is available as part of the Information Pack. Interested parties are to make their own enquiries and satisfy themselves as to the suitability and capacity of all necessary services before entering a contract to purchase.

GROUND CONDITIONS

A Phase 1 Preliminary Risk Assessment of the ground conditions is contained within the dataroom. The purchaser will undertake their own enquiries to establish and satisfy themselves as to the condition of the ground prior to entering a purchase contract.

ADDITIONAL INFORMATION

A full Information Pack is available for inspection and download within a dedicated electronic data room.



INDICATIVE DESIGN PLAN

PROPOSALS AND CONDITIONS

PROPOSALS

Comprehensive bid proposals, conditional upon gaining satisfactory planning consent, are being sought by a specific date to be confirmed separately.

Proposals should include the following information and be submitted in the prescribed format:

1. Precise and full purchaser details including track record of acquiring, achieving planning consent and delivering similar opportunities.
2. Full proposal details including layout and accommodation schedule.
3. Offer price, deposit level and payment profile. VAT will be applicable to the purchase price.
4. Proposed timescales and details of pre-contract due diligence, exchange and completion of purchase.
5. Confirmation of internal approval procedure.
6. Conditionality of offer.
7. Full financial details confirming method of funding the land purchase.
8. Solicitor contact details.

CONDITIONS

Written offers are to be submitted to Colliers via email.

- All offers to be submitted by a date to be confirmed separately.
- All offers must be for a specific sum of money plus VAT.
- The vendor does not undertake to accept the highest or any offer.
- A deposit equivalent to 10% of the purchase price will be payable on exchange of contracts.
- An overage provision will be implemented in the event of an onward sale prior to development and/or additional development being gained.
- The selected purchaser will need to be validated for money laundering regulations.

VIEWINGS

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent Colliers.

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ON BEHALF OF



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Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (March 2023)

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